



# STATE OF CONNECTICUT

## OFFICE OF POLICY AND MANAGEMENT

February 22, 2008

Members of the Continuing Legislative Committee on  
State Planning and Development:

The Honorable Eric D. Coleman  
The Honorable Art Feltman  
The Honorable Jonathan A. Harris  
The Honorable Leonard Fasano  
The Honorable Craig A. Miner  
The Honorable Joseph J. Crisco, Jr.  
The Honorable Bill Finch  
The Honorable Antonio (Tony) Guerrera  
The Honorable Jack Malone  
The Honorable Richard Roy

Dear Senators and Representatives:

The Office of Policy and Management (OPM) has received the attached application on behalf of Serenity Ranch, LLC for an interim change to the *Conservation and Development Policies Plan for Connecticut, 2005-2010 (C&D Plan)*. Serenity Ranch, LLC is the owner of approximately 31.5 acres of property located at 210 Wiese Road in the Town of Cheshire, as indicated on the applicant's attached map.

Serenity Ranch, LLC requests a change to the C&D Plan's Locational Guide Map designation from Rural Land, Conservation Area and Preservation Area to either Growth Area or Neighborhood Conservation Area, in order to accommodate the extension of public sewer infrastructure to serve the proposed 41 unit Age Restricted (Age 55+) Housing development.

Pursuant to state regulations, the Town of Cheshire is afforded the opportunity to request a public hearing on this matter within twenty (20) calendar days from receipt of this letter. If requested, OPM would schedule a public hearing at the earliest convenient date. The hearing would be held jointly by the Continuing Legislative Committee on State Planning and Development (Continuing Committee) and OPM.

Within ten (10) calendar days following a public hearing, or ten (10) days following the town's waiver of this option, OPM must make a recommendation on the application to the Continuing Committee. The Continuing Committee has the authority to make the final decision on interim changes to the C&D Plan within thirty (30) days of receipt of OPM's recommendation.

Sincerely,



W. David LeVasseur, Undersecretary  
Intergovernmental Policy Division

Attachment

Cc: Senator Thomas P. Gaffey, 13<sup>th</sup> District  
Representative Mary G. Fritz, 90<sup>th</sup> District  
Michael A. Milone, Town Manager, Town of Cheshire  
Honorable Matt Hall, Chairman, Cheshire Town Council  
William Voelker, Cheshire Town Planner  
Joseph Michelangelo, Cheshire Public Works and Engineering  
Peter Dorpalen, Council of Governments Central Naugatuck Valley  
William Hogan, CT Department of Environmental Protection  
Anthony J. Fazzone, Fazzone & Ryan, LLC